

Brownfields Assessment Demonstration Pilot

Duwamish Coalition, WA

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

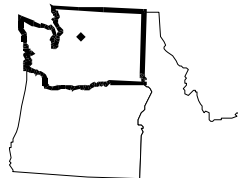
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA's Brownfields Program, with co-funding from the EPA Office of Underground Storage Tanks, selected the Washington Department of Ecology's Duwamish Corridor Total Petroleum Hydrocarbon (TPH) project for a Brownfields Pilot. This project rose out of concern raised by the Duwamish Coalition agencies about the out-of-date petroleum cleanup standards. The Duwamish Coalition is a broad-based partnership of over 200 local, state, Tribal, and business organizations, as well as residential and environmental groups, which has as its focus the cleanup and revitalization of the Duwamish industrial corridor.

Located south of Seattle, the Duwamish corridor is one of the most concentrated industrial areas in the State of Washington. Much of its contamination resulted from manufacturing activities in the 1930s and 1940s, fuel leakage from both underground and above-ground storage tanks, and the cumulative impact of intense vehicular and aircraft traffic around the King County airport/Boeing Field complex. Approximately 85 percent of the 203 properties sampled in the corridor are contaminated with TPH. This contamination, like other environmental contamination, inhibits industrial redevelopment and job creation, as well as environmental stewardship.

PILOT SNAPSHOT



*Duwamish Coalition,
Washington*

Date of Award: September 1995

Amount: \$200,000

Profile: The Pilot targets an 11,000-acre area that includes concentrated industrial areas, part of Seattle's Enterprise Zone, and three residential areas.

Contacts:

Washington Department of Ecology U.S. EPA - Region 10
(360) 407-7193 (206) 553-1987

Duwamish Coalition/King County
and City of Seattle Brownfields
Program
(206) 205-0711

Visit the EPA Region 10 Brownfields web site at:
<http://yosemite.epa.gov/r10/cleanup.nsf/webpage/Brownfields>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

The objective of the Duwamish Brownfields/TPH project was to develop a new approach to evaluating risks and selecting cleanup remedies associated with TPH-contaminated properties. The project was designed to increase cleanup activity and create jobs in an industrial area that is economically at risk, but has not yet suffered from large-scale abandonment. Under-use of this area is partly due to the expense and difficulty of environmental cleanup. Problems with financing availability, inability to sell or transfer property, and uncertain liabilities have diminished the usability of these properties.

Background work on the mobility and toxicity of the constituent elements comprising TPH will lead to a statewide, risk-based guidance document and decision-tree analysis. As a part of the State of Washington's Model Toxics Control Act, these documents will be implemented statewide for all land uses to achieve effective cleanups in less costly ways and with greater certainty of prospective purchaser and lender liability. In addition, the technical advances in site evaluation, risk-based corrective action, ecological risk analysis, and laboratory analytic methods outlined in these documents are expected to be useful to the federal government, the private sector, and other states across the nation needing to address petroleum issues at brownfields cleanups.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Formed a Project Oversight Group (POG) to oversee research and development of the TPH methodology and guidance (This oversight group consisted of key staff from the Washington State Department of Ecology, the U.S. EPA Region 10, King County, Port of Seattle, and the Cities of Seattle and Tukwila. The POG performed an extensive amount of technical and regulatory analysis and support to complete this project.);
- Identified and completed an initial review of the remedy selection decision-making structures and processes used by state and local governments across the country;

- Coordinated with the Washington State Model Toxics Control Act (MTCA) Policy Advisory Group and other groups to develop a basic methodology for determining TPH cleanup levels and draft revisions to TPH rules under the MTCA;
- Worked successfully with the 200+ active member Duwamish Coalition and other stakeholders in facilitating an understanding of the interconnection between community vitality, economic/industrial redevelopment, and environmental justice policy objectives;
- Held five workshops in April and May 1996 to solicit comments from stakeholders on the methodological framework designed using the American Standards and Testing Materials' Risk-based Corrective Action guidance (Approximately 200 stakeholders attended, representing such parties as: tribes, environmental groups, business and legal representatives, major utility companies, and government staff.); and
- Developed a draft guidance document for assessing risk and setting cleanup standards of TPH contamination for ecological/terrestrial and human health, as well as a draft decision flowchart for a tiered risk assessment process.

LEVERAGING OTHER ACTIVITIES

Experience with the Duwamish Coalition Pilot has been a catalyst for related activities, including the following:

- The Pilot selected and oversaw assessments of three TPH-contaminated brownfields parcels in the Duwamish Corridor by private parties at a cost of \$120,000 to test the new draft TPH decision-making framework.
- An overlapping, focused groundwater project in the Duwamish area, results of which were used in TPH guidance document and MTCA revisions, created a computer mapping database that was adopted by Ecology and has been used for at least one cleanup.
- More than \$1 million has been leveraged for cleanup and redevelopment through partnerships with the state, and local governments.
- Three additional Brownfields pilots are now in place which continue the work initiated under the Duwamish

Coalition:

1. The City of Seattle/King County Showcase Community Pilot was awarded in 1998. An Environmental Extension Service started as a result of the Duwamish Coalition has been expanded as part of the Showcase effort to provide door-to-door assistance to businesses in assessing and cleaning up contaminated land.
2. The City of Seattle/King County Job Training Pilot was awarded in 1999. This pilot will enable local residents, including those along the Duwamish Corridor, to take advantage of new jobs created by the assessment or cleanup of brownfields.
3. The City of Seattle and King County are also partners in the Washington Coalition Revolving Loan Fund Pilot which was awarded in 2000. This pilot will provide low interest loans to cleanup brownfields sites, many of which are located in the Duwamish Corridor.